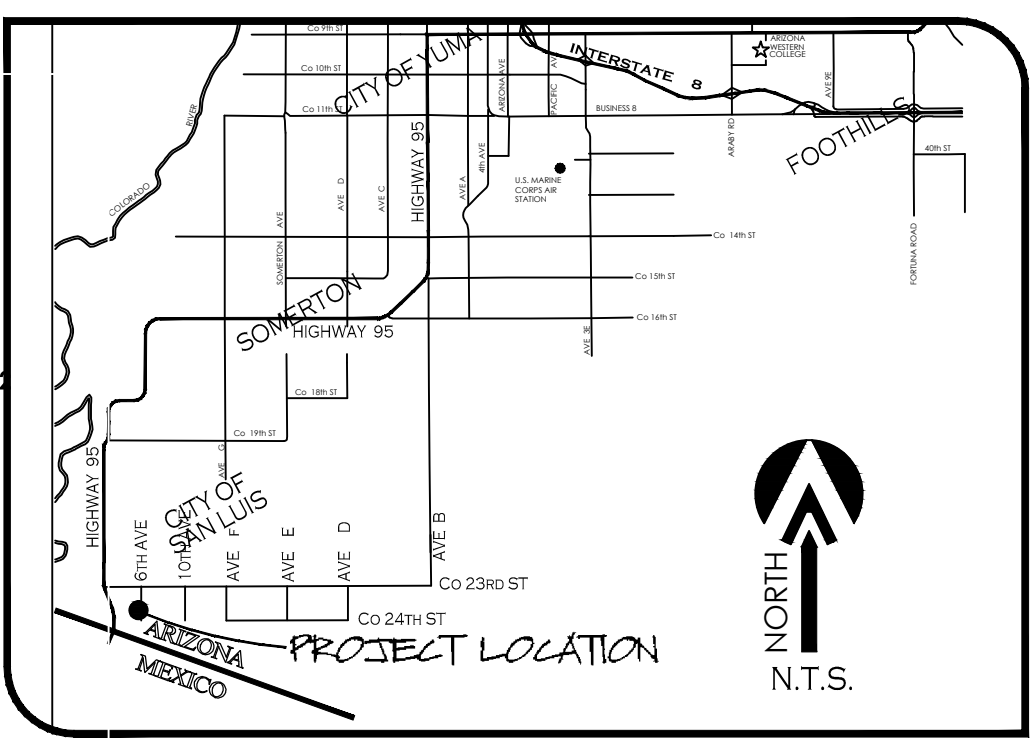
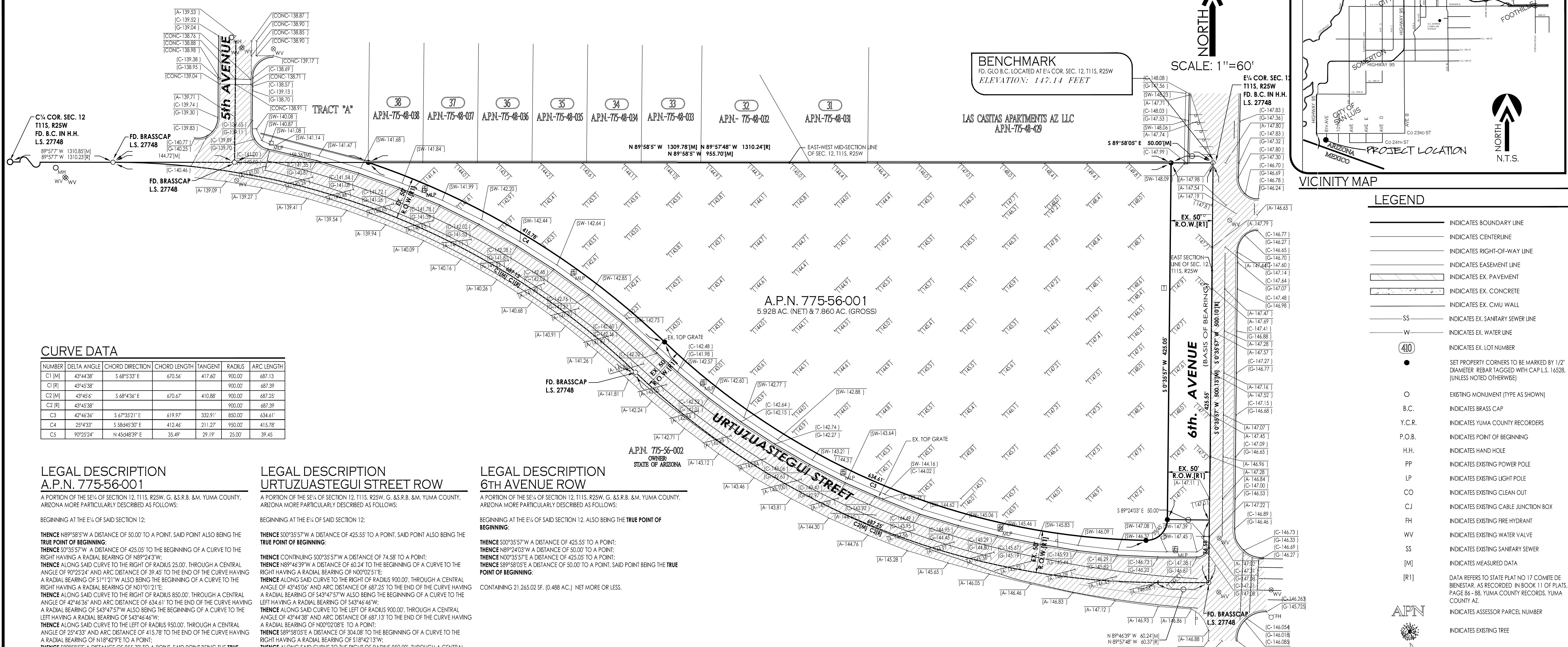


APPROVED
By chomuth at 5:06 pm, Nov 25, 2024



VICINITY MAP

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1 [M]	49°44'38"	S 69°33'33" E	670.56	417.60	900.00	687.13
C1 [R]	49°44'38"	S 69°33'33" E	670.56	417.60	900.00	687.39
C2 [M]	49°44'38"	S 69°33'33" E	670.67	410.88	900.00	687.25
C2 [R]	49°44'38"	S 69°33'33" E	670.67	410.88	900.00	687.39
C3	42°44'36"	S 67°35'21" E	619.97	392.91	850.00	634.41
C4	29°43'37"	S 59°44'30" E	412.46	211.27	950.00	415.78
C5	90°25'24"	N 45°48'39" E	35.49	29.19	25.00	39.45

LEGAL DESCRIPTION
A.P.N. 775-56-001
A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE E¼ OF SAID SECTION 12;
THENCE N89°58'57"W A DISTANCE OF 50.00' TO A POINT, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S02°35'57"W A DISTANCE OF 425.05' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N89°24'37"W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 25.00', THROUGH A CENTRAL ANGLE OF 90°25'24" AND ARC DISTANCE OF 39.45' TO THE END OF THE CURVE HAVING A RADIAL BEARING OF S11°01'21"W ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N01°01'21"E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 42°44'36" AND ARC DISTANCE OF 634.61' TO THE END OF THE CURVE HAVING A RADIAL BEARING OF S49°47'57"W ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S43°46'46"W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF 29°43'37" AND ARC DISTANCE OF 415.78' TO THE END OF THE CURVE HAVING A RADIAL BEARING OF N18°42'27"E TO A POINT;
THENCE S89°58'57"E A DISTANCE OF 955.70' TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;
SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAYS APPARENT OR RECORD.
CONTAINING 5.928 AC. NET MORE OR LESS,
7.860 AC. GROSS MORE OR LESS.

LEGAL DESCRIPTION
URTUZASTEGUI STREET ROW
A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE E¼ OF SAID SECTION 12;
THENCE S02°35'57"W A DISTANCE OF 425.55' TO A POINT, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING S02°35'57"W A DISTANCE OF 74.58' TO A POINT;
THENCE N89°46'37"W A DISTANCE OF 60.24' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N02°02'51"E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 900.00', THROUGH A CENTRAL ANGLE OF 49°45'06" AND ARC DISTANCE OF 687.25' TO THE END OF THE CURVE HAVING A RADIAL BEARING OF S43°47'57"W ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S43°46'46"W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 900.00', THROUGH A CENTRAL ANGLE OF 49°44'38" AND ARC DISTANCE OF 687.13' TO THE END OF THE CURVE HAVING A RADIAL BEARING OF N02°02'08"E TO A POINT;
THENCE S89°58'05"E A DISTANCE OF 304.08' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S18°42'13"W;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF 29°43'33" AND ARC DISTANCE OF 415.78' TO THE END OF THE CURVE HAVING A RADIAL BEARING OF N43°46'46"E BEING ALSO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S43°46'46"W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 42°44'36" AND ARC DISTANCE OF 634.61' TO THE END OF THE CURVE HAVING A RADIAL BEARING OF S01°01'21"W ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF N01°01'21"E;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 25.00', THROUGH A CENTRAL ANGLE OF 90°25'24" AND ARC DISTANCE OF 39.45' TO THE END OF THE CURVE HAVING A RADIAL BEARING OF S89°24'03"E TO A POINT;
THENCE S89°24'03"E A DISTANCE OF 50.00' TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;
CONTAINING 62,923.35 SF. (1.445 AC.) NET MORE OR LESS.

LEGAL DESCRIPTION
6TH AVENUE ROW
A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE E¼ OF SAID SECTION 12, ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S02°35'57"W A DISTANCE OF 425.55' TO A POINT;
THENCE N89°24'03"E A DISTANCE OF 50.00' TO A POINT;
THENCE N02°35'57"E A DISTANCE OF 425.05' TO A POINT;
THENCE S89°58'05"E A DISTANCE OF 50.00' TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;
CONTAINING 21,265.02 SF. (0.488 AC.) NET MORE OR LESS.

SCHEDULE "B"

SCHEDULE B ARE FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, REPORT NO.2400579.

- ◇ OWNERSHIP OF THE INTEREST IS IN THE NAME OF: STATE OF ARIZONA
- ◇ REAL ESTATES TAXES: EXEMPT (NOT PLOTTABLE)
- ◇ THE FOLLOWING DEFECTS, LIENS AND ENCUMBRANCES (WHICH ARE NOT NECESSARILY SHOWN IN THEIR ORDER OF PRIORITY) AGAINST THE INTEREST: (NOT PLOTTABLE)
- ◇ TAXES WHICH MAY BE ASSESSED OR LEVIED SUBSEQUENT TO THE EFFECTIVE DATE HEREIN, AND SUBSEQUENT YEARS, TAX IDENTIFICATION NO. 775-56-001 (NOT PLOTTABLE)
- ◇ WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
- ◇ LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES (NOT PLOTTABLE)
- ◇ ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF YUMA COUNTY WATER USERS' ASSOCIATION. (NOT PLOTTABLE)
- ◇ EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 11 OF PLATS, PAGE 86. (PLOTTED)
- ◇ A RESOLUTION IN FAVOR OF THE CITY OF SAN LUIS FOR: REQUESTING STATE LAND DEPARTMENT AUTHORIZATION TO ANNEX STATE LAND RECORDING DATE: JUNE 7, 2017 RECORDING NO.: 2017-14594 (NOT PLOTTABLE)
- ◇ 7. ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE RECORDS OF THE COUNTY RECORDER, BUT WHICH COULD BE ASCERTAINED BY AN EXAMINATION OF THE RECORDS OF THE ARIZONA STATE LAND DEPARTMENT. (NOT PLOTTABLE)
- ◇ THE FOLLOWING MATTERS ARE DISCLOSED BY NAME ONLY AND THE COMPANY, WITHOUT ADDITIONAL INFORMATION, IS UNABLE TO DETERMINE WHETHER ANY OR ALL OF THESE MATTERS ARE DEFECTS, LIENS OR ENCUMBRANCES AGAINST THE INTEREST. NONE. (NOT PLOTTABLE)

NOTE

- PROJECT A.P.N. 775-56-001
- PROJECT ADDRESS: NW CORNER OF THE INTERSECTION OF 6th AVENUE & URTUZASTEGUI STREET, SAN LUIS, AZ. 85349
- AREA OF PROPERTY: 5.928 AC. (NET) & 7.860 AC. (GROSS)
- PROPERTY IS LOCATED IN NO SPECIAL FLOOD HAZARD AREAS DETERMINED BY THE FLOOD INSURANCE RATE MAP YUMA COUNTY, AZ. COMMUNITY PANEL NUMBER 04027C2155E MAP REVISED: AUGUST 28, 2008
- THERE IS NO EVIDENCE OF EARTH MOVING ACTIVITY ON PROPERTY AS DEPICTED HEREON
- THE STREET RIGHT OF WAY LINES DEPICTED HEREON ARE THE EXISTING RIGHT OF WAY LINES AND THERE ARE NO PROPOSED NEW RIGHT OF WAY LINES
- THERE IS NO EVIDENCE THAT PROPERTY HAS BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

OWNER:
STATE OF ARIZONA
1110 W WASHINGTON ST
PHOENIX, AZ. 85007

BASIS OF BEARING
THE CENTERLINE OF 6th AVENUE, AS SHOWN ON STATE PLAT NO 17 COMITE DE BIENESTAR, AS RECORDED IN BOOK 11 OF PLATS, PAGE 86-88, YUMA COUNTY RECORDS, YUMA COUNTY AZ.
BEARING N00°35'57"E

BENCHMARK
FD. BRASS CAP LOCATED AT THE E¼ COR. OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, AZ. GLO B.C.
ELEVATION: 147.14 FEET

ZONING
EXISTING ZONING: "RA-10" RURAL AGRICULTURAL

UTILITIES WARNING
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS MARKED UNDERGROUND. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NEPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/10/24
DATE: 05/21/24

ELABORATED BY:
VnV24-330
VEGA & VEGA ENGINEERING, P.L.L.C.
2619 S. AVE. 2½ E, STE#3 928-329-0000 TEL
Yuma, AZ. 85365 928-247-6232 FAX
www.vega Nevada.com

BY: JOHN C. ENGLISH II R.L.S. No. 16528

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EASEMENT LINE
- ▨ INDICATES EX. PAVEMENT
- ▩ INDICATES EX. CONCRETE
- ▧ INDICATES EX. CMU WALL
- SS — INDICATES EX. SANITARY SEWER LINE
- W — INDICATES EX. WATER LINE
- INDICATES EX. LOT NUMBER
- SET PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528. (UNLESS NOTED OTHERWISE)
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- P.O.B. INDICATES POINT OF BEGINNING
- H.H. INDICATES HAND HOLE
- PP INDICATES EXISTING POWER POLE
- LP INDICATES EXISTING LIGHT POLE
- CO INDICATES EXISTING CLEAN OUT
- C.J. INDICATES EXISTING CABLE JUNCTION BOX
- FH INDICATES EXISTING FIRE HYDRANT
- WV INDICATES EXISTING WATER VALVE
- SS INDICATES EXISTING SANITARY SEWER
- [M] INDICATES MEASURED DATA
- [R] DATA REFERS TO STATE PLAT NO 17 COMITE DE BIENESTAR, AS RECORDED IN BOOK 11 OF PLATS, PAGE 86-88, YUMA COUNTY RECORDS, YUMA COUNTY AZ.
- INDICATES ASSESSOR PARCEL NUMBER
- INDICATES EXISTING TREE
- INDICATES EXISTING PALM
- FH INDICATES EXISTING FIRE HYDRANT
- GM INDICATES EXISTING GAS METER
- WV INDICATES EXISTING WATER VALVE
- LP INDICATES EXISTING LIGHT POLE
- T INDICATES EXISTING TRAFFIC SIGN
- E INDICATES EXISTING ELECTRICAL BOX
- J INDICATES EXISTING JUKE BOX
- AC INDICATES EXISTING AIR CONDITIONER UNIT
- MH INDICATES EXISTING SANITARY SEWER MANHOLE
- CO INDICATES EXISTING SANITARY SEWER CLEANOUT
- COL INDICATES EXISTING COLUMN
- INDICATES EX. ASPHALT ELEVATION
- INDICATES EX. CURB ELEVATION
- INDICATES EX. GUTTER ELEVATION
- INDICATES EX. SIDEWALK ELEVATION
- INDICATES EX. CONCRETE ELEVATION
- INDICATES EX. NATURAL SOIL ELEVATION

ALTA/ACSM Land Title Survey
Of Lot 19 of State Plat No. 17 Comite De Bienestar, as Recorded on Book 11 of Plats, Page 88, of Yuma County Recorder's Office, Yuma, County Arizona Also Being a portion of the Northeast Quarter of the Southeast Quarter of Sec. 12, T11S, R25W, G.&S.R.B.&M., Yuma County, AZ.
LOT 19 STATE PLAT # 17 COMITE DE BIENESTAR

Notes:
Scale: N.T.S. Date: JULY 2024
Drawn: staff Job #: VnV24-330
Review: J.C.E. II
Sheet 1 of 1

VEGA & VEGA ENGINEERING, P.L.L.C.
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VnV@veganvega.com